

estate agents **auctioneers**



**1 Townsend, Cooks Hill, Clutton, Bristol, BS39 5RD**  
**Guide Price £550,000**

Hollis Morgan – A Freehold DEVELOPMENT COMBO ( 0.57a ) comprising semi detached 4 BED HOUSE FOR UPDATING and adjacent BUILDING PLOT with PLANNING GRANTED to erect 2 x DETACHED HOUSES

- FREEHOLD
- DEVELOPMENT COMBO
- 0.57 Acres
- 4 BED HOUSE
- SEMI DETACHED
- UPDATING | 1860 Sq Ft
- PLOT
- PLANNING GRANTED
- 2 X DETACHED

**THE PROPERTY**

ADDRESS | 1 Townsend, Cooks Hill, Clutton, Bristol BS39 5RD

A Freehold semi detached house occupying an elevated and spacious 0.57 acre plot. The property has a stunning semi rural outlook and is accessed via a walled driveway off the main road with flexible accommodation ( 1860 Sq Ft ) on the ground floor and 4 bedrooms on the first floor. There is a large garage / workshop and off street parking with generous mature gardens to 3 aspects and outbuildings. Please note the access to the original house is shared with the adjoining property | New Builds have new independent access from Furnleaze.

Sold with vacant possession.

Tenure - Freehold  
Council Tax - Band D  
EPC - F

**THE OPPORTUNITY**

FREEHOLD | DEVELOPMENT COMBO

The lot comprises a semi detached 4 bedroom house and a building plot with planning granted.

**HOUSE FOR UPDATING**

The property has been a much loved family home for many years and would now benefit from updating with scope to create a fine 4 bedroom home with flexible accommodation.

Please note that the planning requires partial demolition of the adjoining garage which offers the potential for a rear extension ( stp ) Planning has been granted ( PP-13319793 ) to erect a detached 1 bedroom annexe in the rear garden.

**BUILDING PLOT | 2 X DETACHED**

Planning has been granted ( PP-13512677 ) to erect a scheme of 2 x 4 Bed Detached family homes with accommodation of 1500 Sq Ft arranged over 2 floors with independent access approached via Furnleaze.

**PROPOSED SCHEDULE OF ACCOMODATION**

Ground Floor - Entrance Hall | WC | Open Plan Kitchen / Diner | Utility | Reception Room  
First Floor - Bedroom 1 | En Suite | Bedroom 2 | Bedroom 3 | Bedroom 4 | Family Bathroom  
Outside - Garage | Parking | Gardens,

**PLANNING - 2 X NEW BUILDS**

Address of Proposal - 1 Townsend , Cooks Hill, Clutton, Bristol, Bath And North East Somerset, BS39 5RD

Proposal - Demolition of Existing Garage and Shed. Construction of 2no new dwellings with parking and associated works on land adjacent to 1 Townsend.

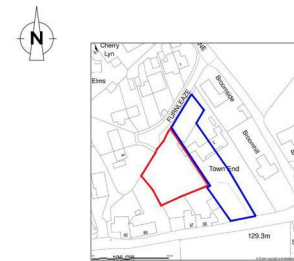
Type of Application - Outline Application  
Status - Application Permitted  
Parish - Clutton  
Decision - PERMIT  
Decision Type - Delegated  
Planning Portal Reference Number - PP-13512677

**PLANNING - ANNEXE**

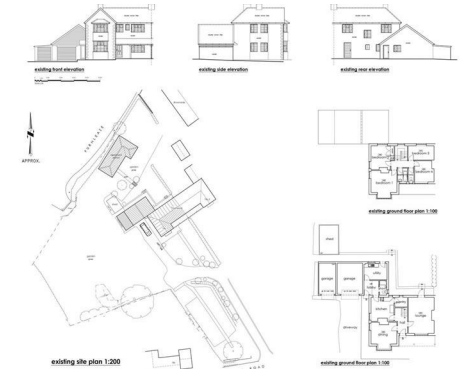
Address of Proposal - 1 Townsend , Cooks Hill, Clutton, Bristol, Bath And North East Somerset, BS39 5RD

Proposal - Erection of one storey, detached annex.

Type of Application - Full Application  
Status - Application Permitted  
Parish - Clutton  
Decision - PERMIT  
Planning Portal Reference Number - PP-13319793



location plan 1:1250



PIOT 1

PIOT 2



hollis  
morgan

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